

City of Scottsbluff, Nebraska
Monday, September 11, 2017
Regular Meeting

Item Appr. Min.1

Minutes

Approve Minutes of 8/4/17 meeting

Staff Contact:

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Planning Commission Minutes
Regular Scheduled Meeting
August 14, 2017
Scottsbluff, Nebraska

19 The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on
20 Monday, August 14, 2017, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff,
21 Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general
22 circulation in the City, on August 5, 2017. The notice stated the date, hour and place of the meeting, that
23 the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation
24 to attend the Planning Commission meeting should contact the Development Services Department, and
25 that an agenda of the meeting kept continuously current was available for public inspection at
26 Development Services Department office; provided, the City Planning Commission could modify the
27 agenda at the meeting if the business was determined that an emergency so required. A similar notice,
28 together with a copy of the agenda, also had been delivered to each Planning Commission member. An
29 agenda kept continuously current was available for public inspection at the office of the Development
30 Services Department at all times from publication to the time of the meeting.

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ITEM 1: Vice Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Henry Huber, Jim Zitterkopf, Dana Weber, Anita Chadwick, Callan Wayman, Dave Gompert, Mark Westphal, Angie Aguillo, Becky Estrada. City officials present: Annie Folck, City Planner, Gary Batt, Code Administrator I, Anthony Murphy, City Fire Marshal.

ITEM 2: Vice Chairperson Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the Conference Room on the north wall, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 05/08/17 were reviewed and approved as distributed. A motion was made by Zitterkopf, and seconded by Chadwick. "YEAS": Zitterkopf, Huber, Westphal, Gompert, Wayman, Chadwick, Aguillo, Estrada. "NAYS": None. ABSTAIN: Weber. ABSENT: None. Motion carried.

ITEM 7A & 7B: The Planning Commission opened a public hearing for a rezone of 1202 11th Avenue, Lot 7, Block 3 of Harvard Place Addition, City of Scottsbluff, Nebraska. The property is zoned as C-3 and the applicant Rosario Gurrola is requesting to rezone to an R1A zone. The property is the former Head Start building, which was sold to Pedro and Rosario Gurrola early in 2017. They plan to turn the building back into a residence. The property across the street to the east of 1202 11th Avenue is zoned as C-3, the remaining property to the north, south, and west of 1202 11th Avenue is all zoned as R1A. Rezoning of 1202 11th Avenue would bring the property into compliance with the 2016 Comprehensive Plan.

Conclusion - rezone: A motion was made by Weber and seconded by Westphal to make a positive recommendation to City Council on the rezone to R1A from C-3 zoning : Lot 7, Block 3 of the Harvard Place Addition, City of Scottsbluff, Nebraska."YEAS": Zitterkopf, Huber, Westphal, Gompert, Wayman, Chadwick, Weber, Aguillo and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: None. Motion carried.

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53 **ITEM 8. Unfinished Business:** None

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55 There being no further business the Planning Commission with a motion to adjourn made by Westphal
56 and seconded by Gompert the meeting was adjourned at 6:10 p.m. "YEAS": Zitterkopf, Huber, Westphal,
57 Gompert, Wayman, Chadwick, Weber, Aguallo and Estrada. NAYS: none. ABSENT: None Motion
58 carried.

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61 _____
Becky Estrada, Vice Chairperson

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63 Attest: _____

64 Gary Batt